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# PRELIMINARY PLAN - COMMERCIAL REVITALIZATION



Daly City  
Redevelopment  
Agency

ADOPTED OCTOBER 3, 1974





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PRELIMINARY PLAN  
FOR THE  
MISSION STREET-JUNIPERO SERRA BLVD.  
COMMERCIAL BUSINESS DISTRICT PROJECT AREA

INTRODUCTION

In compliance with Section #33324 of the California Community Redevelopment Law a Preliminary Plan for the project area designated by the Daly City Planning Commission on January 8, 1974, and as shown on the map attached as "EXHIBIT A" is submitted for your consideration.

A preliminary plan consists of five elements, as listed below:

- A. A description of the Project Area;
- B. A general statement of Land Uses, layout of principal streets, population densities and building intensities, and standards proposed as a basis for the redevelopment of the Project Area;
- C. A statement of how the purposes of this part (Removal of Blight) would be attained by such redevelopment;
- D. A statement that shows that the proposed redevelopment conforms to the City's Master or General Plan;
- E. A statement that describes, generally, the impact of the Project upon residents thereof and upon the surrounding neighborhood;

LEGAL FOUNDATION

- A. This Preliminary Redevelopment Plan for the Mission Street-Junipero Serra Boulevard Commercial Business District Project has been prepared pursuant to the Community Redevelopment Law of the State of California, the California Constitution, and all applicable local laws and ordinances.
- B. The proposed revitalization of the commercial areas encompassed by the scope of this Preliminary Plan conforms to the General Plan for the City of Daly City, adopted by the City Council on September 11, 1968, and as thereafter amended.
- C. This Preliminary Plan is based on the Redevelopment Project Area as defined and adopted by the Daly City Planning Commission on January 8, 1974, by Resolution No. 219.
- D. As per legal definition, this Preliminary Plan "need not be detailed" but must exhibit in general policy and goal statements the thrust and intent of the Redevelopment Agency's program for the commercial revitalization of the Project Area. Detailed analyses and conclusions, in concert with the elements of this plan will be the counterparts and text of the Final Redevelopment Plan to be created and adopted upon completion of the planning process.



## GENERAL POLICY AND GOAL OBJECTIVES

The purpose of this Preliminary Plan is to establish meaningful goals and objectives not with regard to the specifics of what, how and where, but in the more philosophic and general terms of theme and concept. The Redevelopment Plan establishes as its intent full Agency cooperation in working with downtown property owners, tenants and other downtown businesses and professional people. The overall policy planning objectives of this Preliminary Plan, in dealing with the commercially oriented Project Area are as follows:

- A. Revitalize, renew, restore, preserve, and enhance Daly City's older commercial and service areas (Mission Street-Junipero Serra Blvd.) so that their potential to become an attractive business, financial, entertainment, and cultural core of Daly City can be fully realized, identified and developed.
- B. Guide the redevelopment and aesthetic improvement of the commercial business areas in such a manner that it enhances, not only the business environment, but also surrounding community atmosphere, thus insuring and continuing the reputation upon which the businessmen depend for successful operation.
- C. Correct or eliminate blighting influences, including; structurally unsound or deteriorated buildings, inadequate parking facilities, uneconomic and incompatible land uses, obsolete structures and other environmental, economic and social deficiencies, improve and upgrade the overall general appearance of the Project Area's buildings, streets, parking facilities and other areas (public and private), and assure that all buildings within the Project Area, new and old alike, are safe and that all building codes and fire and safety requirements are adequately met in the opinion of the Agency.
- D. Guide and encourage the willingness of merchants and property owners within the Project Area to invest in the improvements needed in the creation of a more viable commercial business environment. If and when possible, the Agency should cooperate in the assistance of property owners in obtaining financial assistance, both public and private, for improvements within the Project Area. Attract and promote new business investors to reinforce the existing merchant community by presenting a variety of goods and services to the consumer.
- E. Increase the number of parking areas and assure their effective utilization through easy accessibility and adequate signing. Create a safe and pleasant pedestrian circulation system that will provide convenient access to and from shopping areas with a minimum of conflict with automobile traffic.
- F. Preserve architecturally significant and worthwhile structures and sites.
- G. Create and develop varied and diverse merchandising and employment opportunities for the surrounding neighborhoods to insure the continued vitality of the business community.



GENERAL POLICY AND GOAL OBJECTIVES - continued

H. Establish, implement and enforce performance criteria which will, in the Agency's opinion, assure the highest building standards, site design and decor and other environmental quality. Develop whatever other design elements which are necessary to provide unity and integrity to the entire project.

DESCRIPTION OF THE PROJECT AREA

The Redevelopment Project Area (see EXHIBIT C) is composed of two non-contiguous corridors - Mission Street and Junipero Serra Boulevard - the boundaries of which directly correspond to the commercially zoned properties thereby encompassed. Commercial businesses established themselves along the Mission Street Corridor at a time when Mission Street was the only vehicular link between San Francisco and the counties to the south of Daly City.

The portion of Junipero Serra Boulevard that is within the Project Area boundaries is lined with a variety of retail stores and what could be characterized as typically "strip commercial" development. This commercial strip also includes a small number of light to heavy industrial uses, i.e., on-site cement mixing, equipment rentals and lumber, equipment and material storage. The Junipero Serra Corridor faces problems of inadequate parking and lack of cohesion among the segmented business interests.

Mission Street, in total, exhibits similar problems of inadequate parking facilities, but amplifies upon these problems with the added shortcomings of marginal business establishments, obsolete structures and a lack of variety of merchandise and services available. Presently Mission Street has 290 commercial properties used specifically for business purposes, while on Junipero Serra Boulevard there are 36 such establishments. To further outline the uses in existence within the Project Area, there are a total of 20 single family residences located within the two non-contiguous business corridors (19 are situated on commercially zoned property on Mission Street and 1 located on Junipero Serra Boulevard). There are approximately 106 total apartment units within the Project Area, either in use within an apartment structure or in conjunction with an existing commercial enterprise. The majority of the latter type of apartment units can be characterized as the residential tenant occupying the above floors of a commercial establishment, while the business outlet carries on its activities from the street level. This type of mixed land use (commercial-residential tenant) is in exhibit greatly throughout the Mission Street sector of the Project Area.

Incongruence of land uses leading to vacant parcels and the uneconomic use of commercially zoned properties is evident on both the commercial strips. The creation of outlying shopping centers have also taken their toll on the commercial atmosphere, as has the opening of Interstate 280 Freeway in removing the automobile, and the buying-driving customer, from the commercial neighborhood. Attrition, obsolescence, economic dislocation, minimal retail outlets and the proliferation of marginal used car dealerships (in the Mission Street sector only) have alienated the consumer from the Mission Street-Junipero Serra Boulevard merchant areas and have created a state of economic and physical transition between marginal viability and financial chaos.

\* See Appendix for the legally filed description of the metes and bounds of the Redevelopment Project Area.



## DESCRIPTION OF THE PROJECT AREA - continued

Parking, new business investments, store modernization, aesthetic signing and landscaping are but a few of the essential areas that must be investigated in the creation of a new physically and economically solvent Commercial Redevelopment Project Area.

## LAND USES AND STREET LAYOUT

The Land Use Map, attached hereto as "EXHIBIT B" establishes the land uses to be permitted in the Project Area and shows the location and layout of the principal streets and public right-of-ways. Land use, circulation, public facilities, population densities and building intensities and standards which are proposed as the basis for the redevelopment of the project are generally as follows:

### A. PERMITTED LAND USES

1. Commercial: Commercial uses, parking and other uses incidental to commercial uses are permitted within the area indicated as commercial on the Map. Such commercial uses shall conform to the building, fire and other codes of the City of Daly City. Commercial areas shall be developed for uses which may include, but shall not be limited to: retail commercial uses such as department stores, food markets and speciality food stores, and stores selling wearing apparel and accessories, furniture and home furnishings, bakeries, drug stores, theaters, restaurants, antique and handcraft shops, public utility offices, photo and camera and similar shops.
2. Visitor Commercial: Visitor commercial shall include, but shall not be limited to such uses as hotels, restaurants, cocktail lounges (singularly or as an accessory to a hotel or restaurant use), cafes, auxillary recreational facilities, or other uses deemed conforming by the Redevelopment Agency.
3. Office: Office area shall be developed for appropriate uses which may include, but shall not be limited to financial institutions, business and professional office space and medical or dental space.
4. Service Commercial: Service commercial shall include, but shall not be limited to such uses as gasoline sales, auto accessory, barber and beauty shops, and business and personal services whose customers arrive at, remain in and depart from the facility by automobile or other transport.
5. Public, Semi-Public, Institutional and Non-Profit Uses: With the approval of the Agency, parking, open space, public and semi-public uses may be interspersed with other uses in any area. The Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional or non-profit uses including, but not limited to, park and recreational facilities, libraries, and charitable institutions or organizations.



LAND USES AND STREET LAYOUT - continued

A. PERMITTED LAND USES

5. All such uses shall conform, so far as possible, to the provisions of this Preliminary Plan which are applicable to the uses in the specific area involved. The Agency shall impose such other reasonable restrictions as are necessary to protect the orderly development of land use in the Project Area.

B. PROHIBITED LAND USES

No structure or use which by any reason of appearance, traffic, smoke, glare, noise, odor or similar factors which would not be compatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

Within 500 feet of the surface of the Project Area there shall be no opening or penetration for the extraction of oil, gas or other mineral substances or for any other purpose connected therewith. Drilling for and extraction of water is specifically exempt from this limitation.

C. PRINCIPAL STREETS - PUBLIC RIGHT-OF-WAYS

The public right-of-ways and street layout for the Project Area are as shown on the Project Area map. Such streets and right-of-ways may be widened, altered, abandoned, vacated or closed by the Agency and/or the City as necessary for proper development of the Project Area. Additional public streets may be created by the Agency and/or the City of Daly City within the Project Area as are deemed necessary for proper development. The public right-of-ways shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities and activities. In addition, all necessary easements for public use, public facilities and public utilities may be retained and created.

D. POPULATION DENSITIES

Due to the fact that the Project Area is presently commercial in nature, residential reuse to be predicted within the text of the Preliminary Plan would be premature. Upon completion of the necessary land use analysis, which will be incorporated within the Final Redevelopment Plan, specifics as to density will be developed. Residential uses, in concert with mixed forms of land use (commercial-residential-office), shall be permitted within the sub-categories of commercial usage. Such residential uses shall conform to the zoning, building and other applicable codes of the City of Daly City, unless otherwise specified by the Agency.



## LAND USES AND STREET LAYOUT - continued

### E. BUILDING INTENSITIES AND STANDARDS

It is proposed that all commercial, office and other permitted uses throughout the Project Area shall meet the minimum standards as set forth by the City of Daly City Zoning Ordinance or subsequent Final Redevelopment Plans approved and adopted by ordinance for the City Council. All real property in the Redevelopment Area is hereby made subject to the controls and requirements of this Preliminary Plan. No real property shall be developed, rehabilitated or otherwise changed after the date of adoption of this Preliminary Plan except in conformance with the provisions of this Preliminary Plan. Minimum standards for the Project Area include: accepted criteria for street layout and design, land sub-division and the construction of buildings meeting the requirements of local codes and ordinances; compliance with the provisions of the Health and Safety Code of the State of California and any further requirements and/or restrictions adopted for the Project Area by the Agency. The following sub-categories pertain directly to physical design standards within the Project Area:

1. Open Spaces and Landscaping: The approximate amount of open space to be provided in the Project Area is the total of all areas which will be in the public right-of-ways, the public grounds, the space around buildings and all other outdoor areas not permitted to be covered by buildings. Landscaping shall be developed in the Project Area to insure optimum use of living plant material.
2. Limitation on Type, Size and Height of Buildings: The type, maximum and minimum height, and size of buildings within the Project Area shall not be limited by local zoning. Building, zoning and other applicable conditions controlling height and bulk of structures will be governed by the requirements and limits set forth in the Final Redevelopment Plan and Agency approval.
3. Signs: From the date of the adoption of this Preliminary Plan all signs presently existing within the Project Area shall be excluded from the requirements of the Daly City Sign Ordinance, as it presently exists or is hereafter amended, until such time as the Final Redevelopment Plan is formally adopted. Any modification to signs in existence at the time of the adoption of this Plan must be reviewed by the Project Area Committee and approved in writing by the Redevelopment Agency. All new signs to be constructed within the Project Area from the date of adoption of this Preliminary Plan shall conform to all applicable City Ordinances as they now exist or are hereafter amended, unless otherwise specified or exempted by Agency approval. Upon adoption of the Final Redevelopment Plan the design of all signs (new and old alike) within the Project Area shall meet future Agency Design Standards and must be submitted to the Agency for review and approval before erection.



## LAND USES AND STREET LAYOUT - continued

### E. BUILDING INTENSITIES AND STANDARDS

4. Utilities: The Agency shall require all utilities to be placed underground whenever physically and economically feasible upon adoption of an ordinance within the Project Area requiring such undergrounding.

## ATTAINMENT OF THE PURPOSE OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW

The Mission Street-Junipero Serra Boulevard commercial area is in need of, and suitable for, redevelopment pursuant to the State of California's Community Redevelopment Law. The Project Area has been found to contain the following factors: the existence of defective and inadequate streets and parking facilities, the existence of segmented and absentee ownership; in sections of the Project Area, structural deterioration and physical abuse of properties, a growing or total lack of proper utilization of commercial areas, resulting in a stagnant and unproductive condition contributing to problems of public health, safety and welfare, and economic dislocation, deterioration or disuse resulting from faulty planning. The benefits which will result from alleviating the aforementioned conditions will accrue to all the inhabitants and property owners of the community as well as to the City at large. Redevelopment would provide for the planning, design, development, reconstruction or rehabilitation of the area, which would result in the proper utilization of land in the Project Area. The following is an outline list reflecting how the above purposes of Redevelopment will be attained:

#### 1. Design for Redevelopment

Within the limits, restrictions and controls established in this Plan the Agency is authorized to establish maximum and minimum heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access and other developments and design controls within the Project Area. No new improvements shall be constructed and no existing improvements shall be substantially modified, altered, repaired or rehabilitated except in conformance with architectural, landscape, and site plans submitted to the Project Area Committee for review and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant commercial environment with the emphasis being on human scale. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

#### 2. Building Permits

No permits shall be issued for the construction of any new building or any addition to any existing building in the Project Area from the date of adoption of this Plan until the application for such a permit has been reviewed by the Project Area Committee, with their recommendation, and sent to the Agency for final review and approval.



ATTAINMENT OF THE PURPOSE OF THE CALIFORNIA COMMUNITY REDEVELOPMENT LAW-continued

3. Action by the City

The City shall aid and cooperate with the Agency in carrying out this plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of conditions causing blight in the area.

Actions by the City shall include, but not be limited to, the following:

- A. Institution and completion of proceedings for opening, closing, vacating, widening or changing the grades of streets, alleys and other public right-of-ways, and for other necessary modifications of the streets, the street layout and other public right-of-ways as appropriate to carry out this Plan.
- B. Institution and completion of proceedings necessary for changes and improvements in publicly owned public utilities within or affecting the Project Area.
- C. Revisions of zoning within the Project Area to permit the land uses and development authorized by this Plan.
- D. Performance of the above, and of all other functions and service relating to public health, safety and physical development normally rendered in accordance with the schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

CONFORMITY TO THE GENERAL PLAN

This Plan conforms to the General Plan of Daly City. If any portion of the Plan is found to be in variance with the General Plan conformance will be achieved by amending the General Plan or the Redevelopment Plan.

IMPACT OF REDEVELOPMENT ON THE RESIDENTS OF THE AREA

It is the goal of this Preliminary Plan to provide a well-planned and totally designed community environment where a socially balanced populace can live and work. This can be accomplished through the establishment of new commercial, housing and employment opportunities while at the same time conserving those existing structures of commercial nature that are deemed conducive to the propagation of a stable community atmosphere.

Where possible, existing structures of substantial character and structural stability will be preserved, rehabilitated or relocated to instill within the area the feeling of a totally planned and designed commercial environment. Land uses that are no longer conducive or compatible with existing conditions or statements will be updated and renewed to bring the necessary viability back to the area's merchant community.



### IMPACT OF REDEVELOPMENT ON THE RESIDENTS OF THE AREA - continued

The commercial atmosphere of the Project Area does not presently lend itself to those types of merchandising and uses that are a necessary plus to a functioning community environment. The impact of such changes that must be initiated to convey the feeling of community/neighborhood identity will be instrumental in establishing both a residential oriented - shopper oriented - city oriented - environment within the Mission Street-Junipero Serra Boulevard commercial areas. The effects of reconstructing the existing commercial areas and the possible creation of a new neighborhood-support commercial area must be evaluated as to their total impact upon the community/neighborhood stability.

A redevelopment project that directs its thrust towards achieving the policies and goals set forth in the Preliminary Plan will increase and enhance the total livability of the area both for present and future residents and businessmen. Through redevelopment, blighted areas will be upgraded; pedestrian and automobile circulation will be improved; access between residential and commercial areas will be more readily available; surrounding neighborhoods will be strengthened; the commercial nature, character and atmosphere of the area will be stabilized and generally the overall environmental quality of the total project area will be revitalized and greatly improved over present conditions.

A detailed impact report that directs its study and conclusion (i.e., socio-logical, environmental, etc.) towards the specifics of plan development and implementation will be fully developed within the text of the Final Redevelopment Plan.



CERTIFICATE OF FILING OF LEGAL DESCRIPTION

PLANNING COMMISSION RESOLUTION #219

I hereby certify that the "Legal Description" contained herein is a true and correct Legal Description of "Exhibit C- Redevelopment Project Area," passed and adopted by the Daly City Planning Commission on January 8, 1974, in Resolution No. 219.

David K. Macabee  
David K. Macabee  
City Engineer

APPROVED AS TO FORM:

Albert E. Polonsky  
Albert E. Polonsky  
City Attorney

Filed: 1/19/1974  
(Date)

REDEVELOPMENT

1/19/1974

DALY CITY

Beth Buckley *Repetit*  
Beth Buckley  
City Clerk  
Anna Ohlendorf  
Anna Ohlendorf  
Secretary, Daly City Redevelopment Agency

Lyle H. McWayne  
Lyle H. McWayne  
Office of Planning





DESCRIPTION OF THE BOUNDARIES OF THE  
REDEVELOPMENT PROJECT AREA

All that certain real property situate in the City of Daly City, County of San Mateo, State of California, as illustrated on the plan entitled, "Exhibit C - Redevelopment Project Area", passed and adopted by the Daly City Planning Commission on January 8, 1974, in Resolution No. 219 more particularly described as follows:



PARCEL ONE: Mission Street Corridor

Beginning at a point on the north corporate limit line of the City of Daly City as said point is shown upon the map entitled, "Robson Tract No. 2, Daly City, San Mateo County, California," recorded on July 22, 1929, in Volume 17 of Maps at Page 58 (File No. 39795 B), San Mateo County Records, said point being the intersection of the northwesterly boundary line of said Robson Tract No. 2 with the line dividing the City and County of San Francisco from the County of San Mateo; thence southwesterly along the aforementioned boundary line to a point on the northeasterly boundary line of the Crocker Estate Tract Subdivision No. 1 as shown upon the map entitled, "Map of the Crocker Estate Tract, Subdivision No. 1," recorded on June 1, 1908, in Volume 6 of Maps at Page 16, San Mateo County Records; thence along the following calls: (1) southeasterly along last said boundary line to the most easterly corner of Lot 5, Block 1, (2) southwesterly along the southeasterly line of Lot 5 and its southwesterly prolongation to its intersection with the southwesterly line of Templeton Avenue, (3) northwesterly along last said southwesterly line to the most easterly corner of Lot 40, Block 2, (4) southwesterly to the most southerly corner of Lot 22, Block 2, (5) southwesterly to the most easterly corner of Lot 48, Block 3, (6) southwesterly to the most southerly corner of Lot 29, Block 3, (7) southeasterly to the most easterly corner of Lot 24, Block 3, (8) southwesterly to the most southerly corner of Lot 24, Block 3, (9) southwesterly to the most easterly corner of Lot 4, Block 4, (10) southwesterly to the most southerly corner of Lot 4, Block 4, (11) northwesterly to the most westerly corner of Lot 4, Block 4, (12) southwesterly to the most westerly corner of Lot 20, Block 4, (13) southeasterly along the southwesterly line of



Lot 20, Block 4 and its southeasterly prolongation to its intersection with the southeasterly line of Irvington Street, (14) southwesterly along the southeasterly line of Irvington Street to the most westerly corner of Block 5, (15) southwesterly to the most easterly corner of Lot 15, Block 35, (16) northwesterly along the southeasterly line of Wellington Avenue to the most northerly corner of Lot 20, Block 35, (17) southwesterly to the most westerly corner of Lot 20, Block 35, and (18) southeasterly to the most westerly corner of Lot 2, Block 35, last said corner also being a point on the southerly line of Brunswick Street resulting from a Warranty Deed to the City of Daly City from the Roman Catholic Archbishop of San Francisco recorded on January 9, 1960, in Volume 1773 at Page 597 (File No. 30367 I) of Official Records of San Mateo County, said point also being the most northerly corner of Lot 1 in "Komsthoeft Park No. 1, Daly City, San Mateo County, California," recorded on March 26, 1964, in Volume 60 of Maps at Page 1 (File No. 3714 X), San Mateo County Records; thence southwesterly along the southerly line of Brunswick Street, said southerly line being also the northwesterly boundary of Komsthoeft Park No. 1, to its intersection with the westerly boundary of last said subdivision; thence westerly along the southerly line of Brunswick Street as described in a Grant Deed to the "Corporation of the Presiding Bishop of the Church of Jesus Christ of the Latter-Day Saints" from H. H. and Annie D. Smith recorded on December 1, 1955, in Volume 2925 at Page 693 (File No. 8659 N) of Official Records of San Mateo County, to the intersection of last said line with the easterly line of Hillside Boulevard; thence southerly along the easterly line of Hillside Boulevard as described in last aforementioned Grant Deed to the northerly corner of Lot 1, Block A, as shown upon the map entitled, "Map of Edgewood Terrace, Daly City, San Mateo County, Calif.," recorded on March 22, 1945 in Volume 24 of Maps at Page 41 (File No. 43950 F),



San Mateo County records; thence continuing along the easterly line of Hillside Boulevard to its intersection with the easterly prolongation of the southerly line of Alp Avenue; thence westerly along last said prolongation and the southerly line of Alp Avenue, formerly Alpha Avenue, as shown upon the following maps: "Vista Marina, Daly City, California", recorded on March 28, 1928, in Volume 16 of Maps at Page 75 (File No. 6521B), San Mateo County Records, and "Map No. 3, Vista Grande, San Mateo Co., Calif.", recorded on May 4, 1908, in Volume 6 of Maps at Page 13 San Mateo County Records, to the northeast corner of Lot 1, Block 18, Map No. 3, Vista Grande; thence southerly to the southeast corner of Lot 4, said corner being on the north boundary of the map entitled "Map No. 2, Vista Grande" recorded on February 4, 1907 in Volume C of Maps at Page 35 and a copy entered in Volume 4 of Maps at Page 52, San Mateo County Records; thence continuing on the last aforementioned map along the following calls: (1) westerly along the north line of Lot 9 to the northwest corner of Lot 9, Block 18, (2) southerly along the westerly line of Lot 9, Block 18, and its southerly prolongation to its intersection with the southerly line of Beta Avenue, (3) westerly to the northwest corner of Lot 9, Block 17, (4) southerly to the southwest corner of Lot 9, Block 17, (5) easterly to the northeast corner of Lot 16, Block 17, (6) southerly along the easterly line of Lot 16, Block 17, and its southerly prolongation to its intersection with the southerly line of Como Avenue, (7) westerly along the southerly line of Como Avenue to the northwest corner of Lot 9, Block 16, (8) southerly to the southwest corner of Lot 9, Block 16, (9) easterly to the northeast corner of Lot 18, Block 16, (10) southerly along the easterly line of Lot 18, Block 16 and its southerly prolongation to its intersection with the southerly line of Eastlake Avenue, formerly Lake Avenue, (11) easterly along the southerly line of Eastlake Avenue to the northeast corner of Lot 8, Block 15, (12) southerly to the southeast corner of Lot 8, Block 15, and (13) westerly



to the northwest corner of Lot 18, Block 15; thence, as described in a Grant Deed to Roberto C. Xavier and Ziafong Xavier from Parker W. Requa and Gertrude E. Requa recorded on January 13, 1967, in Volume 5262 at Page 426 (File No. 23340 AA) of Official Records of San Mateo County, southerly along the westerly line of Lot 18 and the westerly line of the same Grant Deed being a portion of Lots 5 and 6; thence southerly along the southerly prolongation of last said westerly line to its intersection with the southerly line of Gambetta Street as said street is shown upon the last aforementioned map; thence westerly along the southerly line of Gambetta Street to the northwest corner of Lot 5, Block 14; thence southerly to the southwest corner of Lot 5, Block 14; thence easterly to the southeast corner of Block 14, said corner also being a point on the westerly line of Block 8 as shown upon the map entitled "Map of the Lands of the Abbey Homestead Association" recorded on January 2, 1872, in Volume B of Maps at Page 43, and a copy entered in Volume 1 of Maps at Page 14, San Mateo County Records; thence, as shown on last aforementioned map southerly along the westerly line of Block 8 to the southwest corner of Lot 1, Block 8; thence easterly to the southeast corner of last said Lot 1, Block 8, also being a point on the westerly line of Hillside Boulevard, formerly San Bruno Avenue; thence southerly along the westerly line of Hillside Boulevard as shown upon the last aforementioned map to the northeast corner of Block 9; thence westerly to the northwest corner of Block 9; thence southerly along the westerly line of Block 9 to the intersection of said line with the north boundary of the land shown on the map entitled "Map of Re-subdivision of a Portion of Union Park, San Mateo Co., Cal.", recorded on October 8, 1906, in Volume D of Maps at Page 60 and a copy entered in Volume 4 of Maps at Page 37, San Mateo County Records; thence as shown on last aforementioned map, along the following calls: (1) westerly along last said north boundary to the northwest corner of Lot 22, Block 20, said corner being a point on the



easterly line of Peter Street, (2) southerly along the easterly line of Peter Street to the southwest corner of Lot 28, Block 20, (3) westerly to the southeast corner of Lot 15, Block 20, (4) continuing westerly to the northwest corner of Lot 12, Block 20, (5) southerly along the westerly line of Lot 12, Block 20, and its southerly prolongation, to its intersection with the southerly line of Bismark Street, formerly Bismarck Street, (6) westerly along the southerly line of Bismark Street to the northwest corner of Lot 9, Block 21, (7) southerly to the southwest corner of Lot 48, Block 21, (8) southerly to the northeast corner of Lot 9, Block 22, (9) southerly to the southeast corner of Lot 9, Block 22, (10) westerly to the northwest corner of Lot 52, Block 22, (11) southerly along the westerly line of Lot 52, Block 22, and its southerly prolongation to its intersection with the southerly line of East Moltke Street, formerly Moltke Street, (12) westerly along the southerly line of East Moltke Street to the northwest corner of Lot 9, Block 23, (13) southerly to the southwest corner of Lot 54, Block 23, (14) southerly to the northwest corner of Lot 6, Block 24, (15) westerly along the southerly line of Garibaldi Street to the northwest corner of Lot 5, Block 24, and (16) southerly to the southerly boundary of last aforementioned map; thence westerly along last said southerly boundary to the northwest corner of a parcel described in a Quitclaim Deed to Richard John Faziola and Hilda Emily Faziola from John Robert Lauricella recorded on April 30, 1971, in Volume 5934 at Page 148 (File No. 2783AE) of Official Records of San Mateo County; thence southerly along the westerly line of last said Quitclaim Deed and its southerly prolongation to the intersection of last said southerly prolongation with the southerly line of Price Street as shown upon the map entitled "Map of the Land of the Castle Tract Homestead Association" recorded on October 12, 1871, in Volume A of Maps at Page 12 and in Volume D of Maps at Page 22 and a copy entered



in Volume 1 of Maps at Page 7, San Mateo County Records; thence along the southerly line of Price Street westerly to the northeast corner of a parcel described in a Joint Tenancy Deed to Sigfred C. Secco and Elsa C. Secco from Madeline Josephine Giusto and Rena Marie Croaro recorded on December 23, 1964 in Volume 4864 at Page 635 (File No. 450Y) of Official Records of San Mateo County; thence southerly to the southeast corner of last said parcel; thence westerly to the southwest corner of last said parcel also being the southwest corner of Lot 30, Block 2 of the last aforementioned Castle Tract; thence continuing in the last aforementioned Castle Tract along the following calls: (1) southerly along the easterly lines of Lots 2, 3, 4, and 5, all in Block 2, to the northerly line of Castle Street, (2) easterly along the northerly line of Castle Street to its intersection with the easterly line of First Avenue, (3) southerly along the easterly line of First Avenue to its intersection with the easterly prolongation of the southerly line of Lot 24, Block 3, (4) westerly along last said prolongation and southerly lot line to the northeast corner of Lot 9, Block 3, (5) southerly to the southeast corner of Lot 9, (6) westerly to the northeast corner of Lot 10, (7) southerly to the southeast corner of Lot 10, (8) westerly to the northeast corner of Lot 11, (9) southerly to the southeast corner of Lot 11, (10) westerly to the northeast corner of Lot 12, and (11) southerly to the southeast corner of Lot 12; thence easterly along the southerly line of last said Lot 20 to its intersection with the northwest corner of Parcel 2 of the "Decree of Final Distribution" in the matter of the estate of Natalina Belli recorded on November 27, 1939 in Volume 873 at Page 113 (File No. 74845D) of Official Records of San Mateo County; thence southerly to the southwest corner of last said Parcel 2; thence easterly along the southerly line of last said Parcel 2 and its easterly prolongation to the intersection of last said prolongation with the



easterly line of First Avenue as shown on the aforementioned map of the Castle Tract; thence southerly along the easterly line of First Avenue and its southerly prolongation to the intersection of last said prolongation with the southerly line of East Market Street, formerly Market Street as last said street is shown upon the map entitled "Property of the Garden Valley Land Association" recorded on January 27, 1872, in Volume E of Maps at Page 13 and a copy entered in Volume 1 of Maps at Page 8, San Mateo County Records; thence westerly along the southerly line of Market Street to the northeast corner of Lot 7, Block 1, of the last aforementioned map; thence westerly along the northerly line of Lot 7 to a point described in Parcel 1A of the Final Order of Condemnation to the City of Daly City from "Lucy Marin Collopy, Doe One through Doe Ten", recorded on July 16, 1970 in Volume 5807 at Page 218 (File No. 32353AD) of Official Records of San Mateo County; thence along the southerly line of last said Parcel 1A; thence along the southerly line of Parcel 2A also being part of the last aforementioned Final Order of Condemnation to a point on the easterly line of the State of California, Division of Highways, State Route 82 (El Camino Real); thence southwesterly in a direct line to the northerly corner of Lot 8, Block 14 as shown upon the map entitled "Map of the Lands of the School House Homestead Association", recorded on July 10, 1872 in Volume C of Maps at Page 61 and a copy entered in Volume 1 of Maps at Page 9, San Mateo County Records; thence, as shown on the last aforementioned map, southwesterly along the southeasterly line of San Pedro Road to its intersection with the southerly prolongation of the westerly line of Allemany Street; thence northerly along the westerly line of Allemany Street and its northerly prolongation to the intersection of last said prolongation with the northerly line of West



Market Street, formerly Market Street, as last said street is shown upon the map entitled "Property of the School House Extension Land Association" recorded on January 12, 1872, in Volume E of Maps at Page 34 and a copy entered in Volume 1 of Maps at Page 15, San Mateo County Records; thence easterly along the northerly line of West Market Street to its intersection with the westerly line of Mateo Avenue; thence northerly along the westerly line of Mateo Avenue to its intersection with the westerly prolongation of the northerly line of a parcel described in paragraph 10, section (c-7) of the "Judgment Settling Second and Final Account and Report of Executors; Allowing Extraordinary Compensation, and of Final Distribution" in the matter of the estate of Angelo Olcese, recorded on May 22, 1969 in Volume 5641 at Page 651 (File No. 37721 AC) of Official Records of San Mateo County; thence easterly along last said westerly prolongation to the northwest corner of last said parcel, also being on the easterly line of Mateo Avenue; thence easterly along the northerly line to the interior north corner of last said parcel; thence northerly along a westerly line of last said parcel and the westerly line of a parcel described in paragraph 10, section (c-9) also in last aforementioned settlement; thence easterly along the northerly line of last said parcel to the southwest corner of Parcel One as described in a Grant Deed to Fred Pasero from Adolph J. Bertini and Teresa V. Bertini recorded on February 4, 1960 in Volume 3744 at Page 322 (File No. 26631 S) of Official Records of San Mateo County; thence northerly along the westerly line of last said parcel; thence easterly along a northerly line of last said parcel to a point on the westerly line of Lot 50, Block 9 of the aforementioned School House Extension Land Association; thence northerly along the westerly lines of Lots 50, 49, and 48, Block 9 to the northwest corner of Lot 48, Block 9; thence along the northerly



line of last said Lot 48 to the southwest corner of Parcel One as described in a Grant Deed to "The Caserza Trust, Louis M. Caserza and Alfred F. Caserza, Co-Trustees", from Dionizio D. Caserza recorded on October 18, 1971 in Volume 6030 at Page 532 (File No. 54955 AE) of Official Records of San Mateo County; thence northerly along the westerly line of Parcel One; thence easterly along the northerly line of Parcel One to the southwest corner of Parcel Two as also described in last aforementioned Grant Deed; thence northerly along the westerly line of Parcel Two to the southwest corner of a parcel described as Parcel Two in the "Decree of Settlement of First and Final Account and of Final Distribution" in the matter of the Estate of Lena Capurro recorded March 27, 1965, in Volume 4960 at Page 204 (52857 Y) of Official Records of San Mateo County; thence northerly along the westerly line of last said Parcel Two to the southerly line of Vale Street of the last aforementioned School House Extension Land Association; thence westerly along the southerly line of Vale Street to its intersection with the southerly prolongation of the westerly line of Bruno Avenue; thence northerly along last said prolongation and the westerly line of Bruno Avenue and the northerly prolongation thereof to the intersection of last said prolongation with the northerly line of School Street as shown upon the map entitled "Map of the Edwards Subdivision, San Mateo County, California", recorded on December 13, 1915, in Volume 10 of Maps at Page 3, San Mateo County Records; thence easterly along the northerly line of School Street to the southwest corner of Lot 16, Block 27; thence northerly to the northwest corner of Lot 16; thence easterly along the northerly line of Lot 16 to the southwest corner of Parcel Two as described in a Lease between D.H. & M.A. Edwards, the lessor, a corporation of San Francisco, and Standard Oil Company of



California the lessee, a corporation, recorded on July 30, 1951, in Volume 2107 at Page 70 (File No. 50757 J) of Official Records of San Mateo County; thence northerly along the westerly line of last said Parcel Two and the westerly line of Parcel Three also in the last aforementioned Lease, to the northerly line of Lot 9, Block 27 of the last aforementioned Edwards Subdivision; thence easterly to the northeast corner of Lot 9; thence northerly to the northwest corner of Lot 26; thence easterly along the northerly line of Lot 26 to the southeast corner of a parcel described in a Grant Deed to William Lagomarsino and Anna Lagomarsino and to Ricco Lagomarsino and Marie Lagomarsino from Leslie Clarence Volkman and Anna Elizabeth Volkman recorded on May 11, 1971, in Volume 5940 at Page 8 (File No. 5990 AE) of Official Records of San Mateo County; thence northerly along the easterly line of last said Grant Deed to the southerly line of Moltke Street as shown upon the map entitled "Jefferson Park, San Mateo County, California", recorded on February 25, 1926, in Volume 13 of Maps at Page 36 (File No. 54866 A), San Mateo County Records; thence northerly to the southwest corner of Lot 26, Block 26; thence northerly to the northwest corner of Lot 26; thence westerly to the southwest corner of Lot 31; thence northerly to the southeast corner of Lot 17; thence westerly along the southerly line of Lot 17 to the easterly line of Bruno Avenue; thence northerly along the easterly line of Bruno Avenue to the northwest corner of Block 26; thence easterly along the northerly line of Block 26 to the southwest corner of the parcel described in a Grant Deed to the State of California, Division of Highways (State Route 82, Mission Street), from the Jefferson Union High School District recorded on July 10, 1933, in Volume 601 at Page 121 (File No. 27180 C) of Official Records of San Mateo County; thence northerly along the westerly line of last said Grant Deed to its northwest corner, last said corner also being a point on the southerly boundary



of the map entitled "Map of Metropolis Homestead Tract", recorded on May 4, 1914, in Volume 9 of Maps at Page 15, San Mateo County Records; thence westerly along the last said southerly boundary to the southwest corner of Block 1 being on the easterly line of Miriam Street, formerly Myrtle Street, as shown upon the last aforementioned map; thence northerly along the easterly line of Miriam Street to the northwest corner of Lot 18, Block 1; thence easterly to the southwest corner of Lot 22, Block 1; thence northerly to the southerly line of Citrus Avenue, formerly Orange Avenue, as shown upon last aforementioned map; thence westerly along the southerly line of Citrus Avenue to its intersection with the southerly prolongation of the westerly line of Miriam Street, formerly Myrtle Street, as shown upon the last aforementioned map and as shown upon the map entitled "Map No. 1 Vista Grande, San Mateo Co., Calif.", recorded on November 5, 1906, in Volume C at Page 35 and a copy entered in Volume 4 of Maps at Page 41, San Mateo County Records; thence, as shown on the last aforementioned map, northerly along last said southerly prolongation and westerly line of Miriam Street to its intersection with the northerly line of Westlake Avenue, formerly Lake Avenue; thence easterly along the northerly line of Westlake Avenue to the southwest corner of Parcel 1 as described in the "Decree Establishing Fact of Death and Terminating Joint Tenancy" in the matter of the estate of Eugenio Dentone recorded on September 18, 1963 in Volume 4549 at Page 645 (File No. 39979W) of Official Records of San Mateo County; thence northerly along the westerly line of last said Parcel 1 to its northwest corner, said corner also being the most southerly corner of the exception from Parcels One and Two of Exhibit 'A', Real Property, Item 2, as described in the "Order Settling First Account and Report of Executors and for Allowance on Account of Statutory Compensation



and for Preliminary Distribution and for Termination of Family Allowance" in the matter of the estate of Benjamin M. Picetti recorded on June 19, 1969, in Volume 5654 at Page 278 (File No. 44842 AC) of Official Records of San Mateo County; thence northeasterly and northerly along the south-easterly and easterly lines of last said exception from Parcels One and Two to the northeast corner of said exception also being on the southerly line of Parcel III as described in Schedule B, Item No. 44, of the "Decree Settling First and Final Account and Report of Co-Administrators with the Will Annexed, for Allowance of Commissions and Fees for Extraordinary Services Performed and for Final Distribution" in the matter of the estate of Ricco Louis Lagomarsino recorded on August 22, 1973 in Volume 6455 at page 412 of Official Records of San Mateo County; thence westerly along the southerly line of last said Parcel Three to its southwest corner; thence northerly along the westerly line of last said Parcel Three to a point on the southerly line of Lot 5, Block 17 of the aforementioned Map No. 1, Vista Grande; thence easterly along the southerly line of Lot 5, Block 17 to its southeast corner; thence northerly along the easterly lines of Lots 5, 6, 7, 8, 9, 10, and 11 all in Block 17 in the aforementioned Map No. 1 Vista Grande to the northerly line of Lot 9, Block 1, as said Lot and Block are shown upon the map entitled "Knowles Tract, San Mateo County, California", recorded on May 21, 1888, in Volume A of Maps at Page 42 and a copy entered in Volume 1 of Maps at Page 3, San Mateo County Records; thence easterly along the northerly line of last said Lot 9, Block 1, to the southwest corner of Lot 26, Block 17, of the aforementioned Map No. 1, Vista Grande; thence northerly along the westerly lines of Lots 26, 25, and 24, Block 17 of the aforementioned Map No. 1, Vista Grande to the northwest corner of last said Lot 24, Block 17 said corner also being the southwest corner of Lot 4, Block 1, of the aforementioned Knowles Tract; thence northerly to the northwest corner of last



said Lot 4 Block 1; thence easterly along the northerly line of last said Lot 4, Block 1, to the southwest corner of the property described in a Grant Deed to Gonzalo John Fernandez and Anna Lee Fernandez from Richard W. Schultze and Patricia L. Schultze recorded on July 5, 1961, in Volume 3915 at Page 286 (File No. 20411T) of Official Records of San Mateo County; thence northerly along the westerly line of last said Grant Deed to southerly line of Parkview Avenue, formerly Park Avenue, as shown on the aforementioned Map No. 1, Vista Grande; thence along the following calls: (1) northerly to the southeast corner of Block 15 which is on the westerly line of Santa Barbara Avenue, formerly Melrose Street, (2) northerly along the westerly line of Santa Barbara Avenue to its intersection with the westerly prolongation of the southerly line of Lot 1, Block 16, (3) easterly along last said prolongation and southerly line to the southeast corner of Lot 1, Block 16, (4) northerly to the northwest corner of Lot 22, Block 16, (5) easterly to the southwest corner of Lot 21, Block 16, (6) northerly to the northwest corner of Lot 18, Block 16, on the southerly line of Vista Grande Avenue, formerly Vista Avenue, (7) easterly along the southerly line of Vista Grande Avenue to its intersection with the southerly prolongation of the westerly line of Lot 1, Block 2, (8) northerly along last said prolongation to the southwest corner of Lot 1, Block 2, (9) northerly to the northwest corner of Lot 24, Block 2, (10) easterly to the southwest corner of Lot 23, Block 2, (11) northerly to the northwest corner of Lot 20, Block 2, (12) northerly to the southwest corner of Lot 2, Block 1, (13) northerly to the northwest corner of Lot 2, Block 1, (14) easterly to the southeast corner of Lot 21, Block 1, and (15) northerly along the easterly line of Lot 21, Block 1, and its northerly prolongation to the intersection of last said prolongation with the northerly line of Los Olivos Avenue as Los Olivos Avenue is shown upon the map entitled "Map of Mission Street Tract in San Mateo County, Cal.",



recorded on January 21, 1907, in Volume D of Maps at Page 50 and a copy entered in Volume 4 of Maps at Page 51, San Mateo County Records; thence easterly along the northerly line of Los Olivos Avenue to the southeast corner of Lot 5 Block C; thence northerly to the northeast corner of Lot 5, Block C; thence westerly along the northerly boundary of the Mission Street Tract, said boundary also being the southerly line of Block IV as shown upon the map entitled "Map of Hillcrest Showing Subdivision" recorded on March 14, 1907, in Volume 14 at Page 232 of Miscellaneous Records of San Mateo County and a copy entered in Volume 19 of Maps at Page 18, San Mateo County Records; thence westerly to the southwest corner of Lot 11, Block IV; thence northerly along the westerly line of Lot 11, Block IV, and its northerly prolongation to its intersection with the northerly line of Hillcrest Drive; thence easterly along the northerly line of Hillcrest Drive to a point of tangent to curve; thence northerly and northwesterly on an arc of a curve to the left, said curve being the most easterly line of Lot 37, Block III, to a point of curve to tangent on the northeasterly line of Lot 37, Block III, said northeasterly line also being the southwesterly line of Vendome Avenue, formerly Santa Ana Avenue; thence, at right angles to the southwesterly line of Vendome Avenue, northeasterly to the northeasterly line of Vendome Avenue also being a point on the southwesterly line of Lot 21, Block II of the last aforementioned Map of Hillcrest as described in a Grant Deed to Molly H. Minudri from Louis Mazzera and Josephine Mazzera, and Pasquale Martire and Rose Matire, doing business under the firm name and style of M. & M. Construction Co., recorded on July 17, 1963 in Volume 4480 at Page 500 (File No. 4837 W) of Official Records of San Mateo County; thence southeasterly along the southwesterly line of last said Grant Deed



to its most southerly corner; thence southeasterly to a point of intersection of the easterly line of Mission Circle with the north-easterly line of Hillcrest Drive as shown the last aforementioned Map of Hillcrest; thence northerly along the easterly line of Mission Circle to the most northerly corner of Lot 6, Block 1; thence south-easterly to the most easterly corner of Lot 6; thence northeasterly to the most southerly corner of Lot 2; thence northwesterly to the most westerly corner of Lot 2; thence northeasterly to the most north-easterly corner of Block 1; thence, at right angles to the northeasterly line of Block 1 in the last aforementioned Map of Hillcrest, north-easterly to a point on the northeasterly line of Bepler Street, said northeasterly line also being the southwesterly line of "Parcel 3: Portion of Bepler Street" in the "Order Vacating Portions of Mission and Bepler Streets in the City of Daly City", recorded on May 26, 1949, in Volume 1668 at Page 343 (File No. 92279H) of Official Records of San Mateo County; thence southeasterly along the last aforementioned southwesterly line of Parcel 3 to its intersection with the north-westerly line of the State of California, Division of Highways, State Route 82 (San Jose Avenue); thence northeasterly along last said north-westerly line to its intersection with the northeasterly line of Flournoy Street, formerly Prim Street, as said street is shown upon the map entitled "Map of the Mission St. Extension Homestead Association", recorded on September 3, 1872 in Volume D of Maps at Page 49 and a copy entered in Volume 1 of Maps at Page 12, San Mateo County Records; thence south-easterly along the northeasterly line of Flournoy Street to the most westerly corner of Lot 384; thence northeasterly to the most northerly corner of Lot 390 being a point on the southwesterly line of Wilson Street, formerly Bismark Street; thence northwesterly along the southwesterly



line of Wilson Street to its intersection with the southwesterly prolongation of the northwesterly line of Lot 402; thence northeasterly along last said southwesterly prolongation and northwest-erly lot line to the most northerly corner of Lot 402 thence north- westerly to the most westerly corner of Lot 418; thence northeasterly along the northwesterly line of Lot 418 and its northeasterly pro- longation to the intersection of last said prolongation with the line dividing the City and County of San Francisco from the County of San Mateo as shown upon the map entitled "Robson Tract, San Francisco and Daly City, Calif.", recorded on October 5, 1926 in Volume 14 of Maps at Page 28 (File No. 69838 A), San Mateo County Records; thence east- erly along last said dividing line to the northeasterly line of Goethe Street; thence, as shown upon the aforementioned Map of Mission St. Extension Homestead Association, southeasterly along the northeasterly line of Goethe Street to the most westerly corner of Lot 432; thence northeasterly to the most northerly corner of Lot 432; thence, along the southwesterly boundary of the aforementioned Robson Tract, south- easterly to the most westerly corner of Lot 15, Block 2; thence north- easterly along the northwesterly line of Lot 15 to the most northerly corner of a parcel described in a Quitclaim Deed to Nathan G. Martinelli and Marian E. Martinelli from Gary J. Martinelli and Judith A. Martinelli recorded on September 5, 1968 in Volume 5526 at Page 23 (File No. 72621 AB) of Official Records of San Mateo County; thence, as described in last said Quitclaim Deed, southeasterly to the line dividing Lot 15 from Lot 17 in Block 2; thence northeasterly along the northwesterly line of Lot 17 and Lot 16 to the most northerly corner of Lot 16, Block 2, being on the southwesterly line of Rice Street; thence, at right angles to the south- westerly line of Rice Street, northeasterly to the northeasterly line of



Rice Street; thence southeasterly along the northeasterly line of Rice Street to the most westerly corner of Lot 25, Block 1; thence northeasterly to the most northerly corner of Lot 25, Block 1; thence, as shown upon the map entitled "Map Showing Subdivision of the Property of the Mission Street Land Co., situate in San Francisco and San Mateo Cos., Cal.", recorded July 31, 1895, in Volume E of Maps at Page 73 and a copy entered in Volume 2 of Maps at Page 73, San Mateo County Records; southeasterly to the most southerly corner of Lot 27, Block D; thence northeasterly along the southeasterly line of Lot 27, and its northeasterly prolongation to the intersection of last said prolongation with the line dividing the City and County of San Francisco from the County of San Mateo; thence easterly along last said dividing line to the POINT OF BEGINNING.



PARCEL TWO: Junipero Serra Boulevard Corridor

Beginning at the northwest corner of Block 8 as said Block is shown on the map entitled "Map No. 1, Vista Grande, San Mateo Co., Calif.," recorded on November 5, 1906, in Volume C of maps at Page 35 and a copy entered in Volume 4 of maps at Page 41, San Mateo County Records; thence southerly to the southwest corner of Block 8; thence southerly along the westerly boundary of the Myrtle Tract and its southerly prolongation to the southwest corner of the Lands of Kreuzberger as shown upon the map entitled, "Myrtle Tract, Daly City, San Mateo County, California," recorded on March 4, 1955 in Volume 41 of Maps at Page 28 (File No. 31236M), San Mateo County Records; thence westerly, southerly, and easterly along the line described in a Grant Deed to the City of Daly City from Domenic Piccinini and Lena Piccinini recorded on May 13, 1959, in Volume 3599 at Page 377 (File No. 48387R) of Official Records of San Mateo County to the point of intersection of last said southerly line with the northerly prolongation of the westerly line of Block 22 as shown on aforementioned Map No. 1, Vista Grande; thence southerly along last said prolongation and westerly line of Block 22 and continuing along the westerly line of Block 25 to its intersection with the southerly line of Lot 5; thence westerly and southerly along the line described in a deed to the City of Daly City from the Southern Pacific Company recorded on September 11, 1961, in Volume 4104 at Page 153 (File No. 19465U) of Official Records of San Mateo County to the intersection of last said deed's westerly line with the westerly prolongation of the southerly line of Citrus Avenue, formerly Orange Avenue, as shown upon aforementioned Map No. 1, Vista Grande; thence westerly along last said prolongation to its intersection with the westerly line of Junipero Serra Boulevard being also the westerly line of Parcel 8 as shown upon the map entitled,



"Proposed Relinquishment in the County of San Mateo and the City and County of San Francisco" (Relinquishment No. 31414), which map was filed February 15, 1972, in State Highway Map Book 5 at Page 34 (File No. 88829AE), San Mateo County Records; thence northerly along the westerly line of aforesaid Parcel 8 and the northerly prolongation thereof to the point of intersection of last said prolongation with the westerly prolongation of the southerly line of John Daly Boulevard formerly Knowles Avenue, formerly Merced Avenue, as shown upon the aforementioned Map No. 1, Vista Grande; thence easterly along last said prolongation and southerly line of Knowles Avenue to the north-west corner of Block 8 also being THE POINT OF BEGINNING.

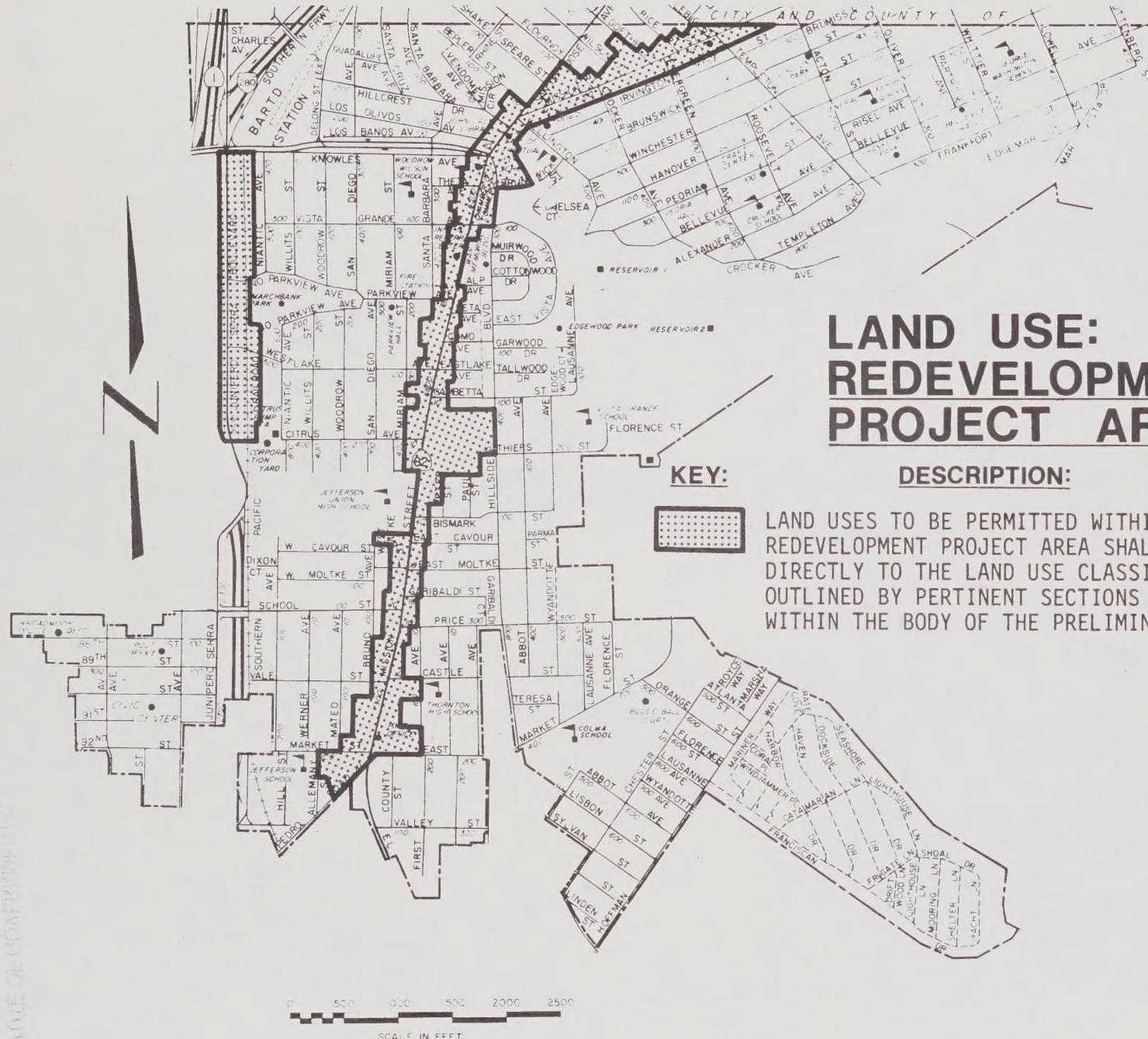


## EXHIBIT "B"

# LAND USE: REDEVELOPMENT PROJECT AREA

### DESCRIPTION:

LAND USES TO BE PERMITTED WITHIN THE DESIGNATED REDEVELOPMENT PROJECT AREA SHALL CORRESPOND DIRECTLY TO THE LAND USE CLASSIFICATIONS AS OUTLINED BY PERTINENT SECTIONS OF THE TEXT WITHIN THE BODY OF THE PRELIMINARY PLAN.



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